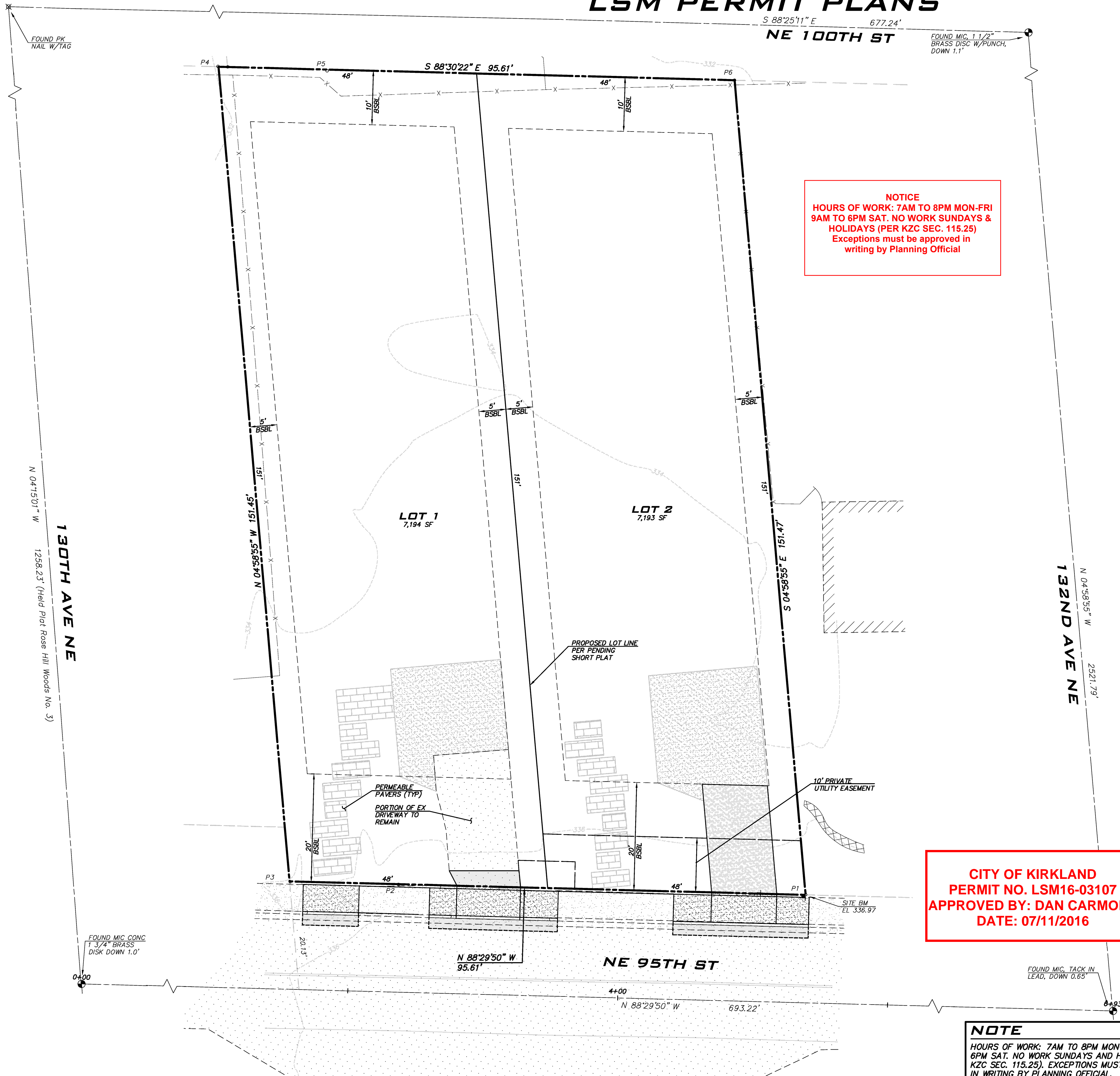


NE 1/4, SEC 4, TWP 25N, RGE 5E, W.M.  
**13040 NE 95TH ST**  
**LSM PERMIT PLANS**

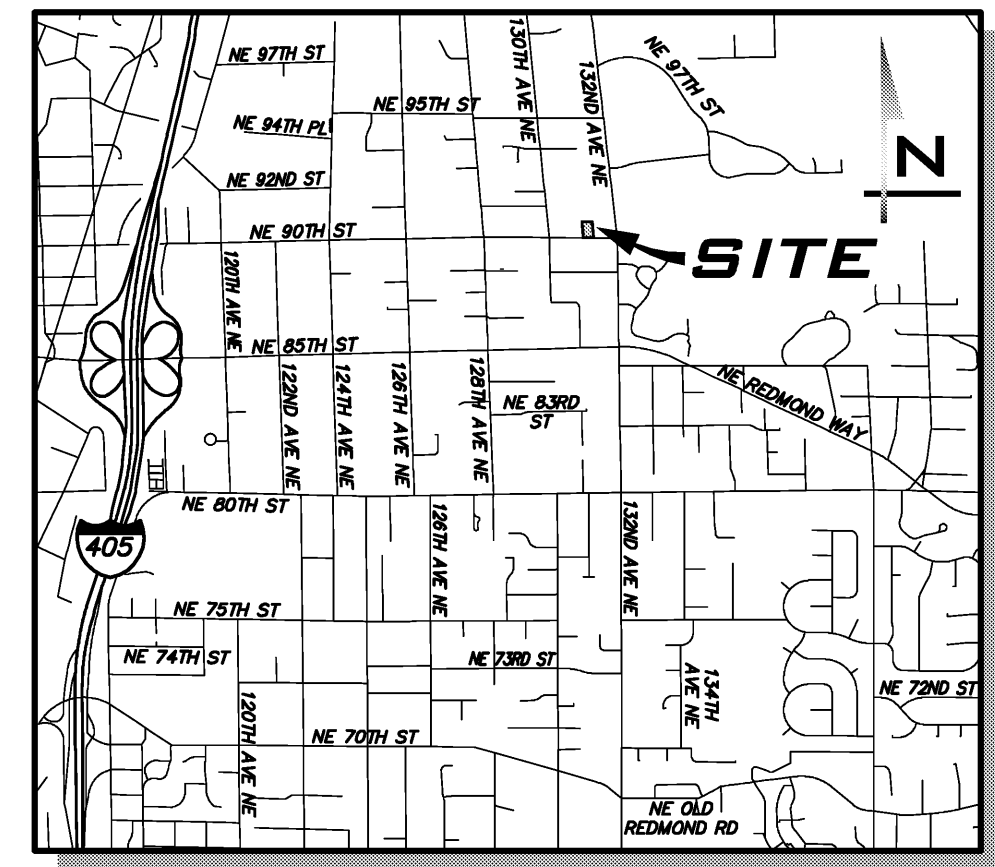
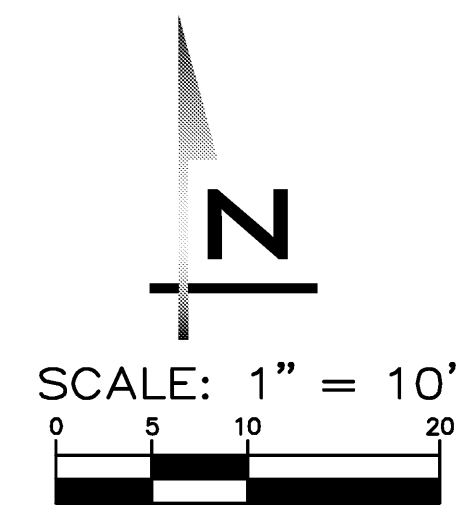


**NOTICE**  
**HOURS OF WORK: 7AM TO 8PM MON-FRI**  
**9AM TO 6PM SAT. NO WORK SUNDAYS &**  
**HOLIDAYS (PER KZC SEC. 115.25)**  
**Exceptions must be approved in**  
**writing by Planning Official**

**CITY OF KIRKLAND**  
**PERMIT NO. LSM16-03107**  
**APPROVED BY: DAN CARMODY**  
**DATE: 07/11/2016**

**NOTE**

**HOURS OF WORK: 7AM TO 8PM MON-FRI. 9AM TO 6PM SAT. NO WORK SUNDAYS AND HOLIDAYS (PER KZC SEC. 115.25). EXCEPTIONS MUST BE APPROVED IN WRITING BY PLANNING OFFICIAL.**



**PROJECT TEAM** **VICINITY MAP**  
SCALE: 1" = 500'

**OWNER/APPLICANT CIVIL ENGINEER**

DC GRANGER 4014 AURORA AVE. N. SUITE B SEATTLE, WA 98103 206 362-7695 CONTACT: DARIN GRANGER	THE BLUELINE GROUP 25 CENTRAL WAY, SUITE 400 KIRKLAND, WA 98033 (425) 216-4051 CONTACT: BRETT K. PUDISTS, PE
--	--

<b><u>ARCHITECT</u></b>	<b><u>SURVEYOR</u></b>
MEDICI ARCHITECTS 11661 SE 1ST ST, SUITE 200 BELLEVUE, WA 98005 (425) 453-9298 CONTACT: SCHUYLER TUTT, AIA	EMERALD LAND SURVEYING, INC 14407 63RD DRIVE SE SNOHOMISH, WA 98082 (425) 359-7198 CONTACT: BRENT EBLE, PLS

## SITE DATA

**SITE ADDRESS:** 13040 NE 95TH ST  
**TAX ACCOUNT NUMBER:** 388810-0177, 388810-0175  
**ZONING:** RS22.2  
**GROSS SITE AREA:** 14,389 SF / 0.330 AC  
**MIN LOT SIZE ALLOWED:** 7,200 SF/UNIT  
**PROPOSED USE:** SINGLE FAMILY  
**SETBACKS:** FRONT 20', REAR 10', SIDE 5'  
**MAX BUILDING HEIGHT:** 30' ABE  
**MAX LOT COVERAGE:** 50%  
**SEWAGE DISPOSAL:** CITY OF KIRKLAND  
**WATER SYSTEM:** CITY OF KIRKLAND

### LEGAL DESCRIPTION

THE EAST 75 FEET OF THE WEST 95 FEET OF THE EAST 320 FEET OF LOT 33, KIRKLAND ACRE TRACTS,  
ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 13 OF PLATS, PAGE 44, RECORDS OF KING  
COUNTY, WASHINGTON.

APN: 388810-0177

THE WEST 20 FEET OF THE EAST 320 FEET OF LOT 33, KIRKLAND ACRE TRACTS, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 13 OF PLATS, PAGE 44, RECORDS OF KING COUNTY, WASHINGTON.

APN: 388810-0175

## PROPERTY CORNERS

P1	FOUND REBAR & CAP, LS 21559, 0.01° E & 0.05° N
P2	FOUND REBAR & CAP, LS 29537, 0.04° E & 0.05° S
P3	FOUND REBAR & CAP, LS 29537, 0.12° E & 0.05° S
P4	FOUND REBAR & CAP, LS 29537, 0.10° E & 0.06° N FOUND REBAR & CAP, LS TRIAD, 1.70° E & 0.03° N
P5	FOUND REBAR & CAP, LS 29537, 0.02° W & 0.24° S
P6	FOUND REBAR & CAP, LS 29537, 0.02° W & 0.01° S

## SURVEY NOTES

INSTRUMENT USED: SOKKIA SET 5 EDM  
METHOD USED: FIELD TRAVERSE

APPROXIMATE POINT ACCURACY:  $\pm 0.05'$

*SURVEY MEETS OR EXCEEDS STATE STANDARDS PER WAC 332-130-090.*

MONUMENTS SHOWN HEREON WERE VISITED ON OCTOBER 7, 2015.

THE INFORMATION SHOWN ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE ON THE INDICATED DATE AND CAN ONLY BE CONSIDERED AS THE GENERAL EXISTING CONDITION AT THAT TIME.

NO EASEMENTS, RESTRICTIONS OR RESERVATION OF RECORD WHICH WOULD BE DISCLOSED BY A TITLE REPORT ARE SHOWN.

VERTICAL DATUM - NAVD 88  
CONTOUR INTERVAL - 2 FEET

BENCH MARK: POINT NAME: 110: 1 1/2" BRASS DISK STAMPED 30427 IN 4"X4" CONC. MIC, DOWN 0.4'.  
ELEV: 350.468

## ***SHEET INDEX***

- |   |       |                             |
|---|-------|-----------------------------|
| 1 | CV-01 | COVER SHEET AND SITE PLAN   |
| 2 | TP-01 | DEMO AND TESC PLAN          |
| 3 | TD-01 | TESC NOTES & DETAILS        |
| 4 | RS-01 | ROAD & STORM DRAINAGE PLAN  |
| 5 | SW-01 | SANITARY SEWER & WATER PLAN |
| 6 | TR-01 | TREE RETENTION PLAN         |
| 7 | GN-01 | GENERAL NOTES               |
| 8 | DT-01 | DETAILS                     |
| 9 | DT-02 | DETAILS                     |
- RELATED PERMIT**

## RELATED PERMITS

SUB16-00251  
LSM16-03107

### ***UNDERGROUND UTILITY NOTE***

UNDERGROUND UTILITIES ARE SHOWN IN THE APPROXIMATE LOCATION. THERE IS NO GUARANTEE THAT ALL UTILITY LINES ARE SHOWN, OR THAT THE LOCATION, SIZE AND MATERIAL IS ACCURATE. THE CONTRACTOR SHALL UNCOVER ALL INDICATED PIPING WHERE CROSSING, INTERFERENCES, OR CONNECTIONS OCCUR PRIOR TO TRENCHING OR EXCAVATION FOR ANY PIPE OR STRUCTURES, TO DETERMINE ACTUAL LOCATION, SIZE AND MATERIAL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY NECESSARY PERMITS. THE CONTRACTOR SHALL NOTIFY ONE CALL AT 8-1-1 ([WASHINGTON811.COM](http://WASHINGTON811.COM)) AND ARRANGE FOR FIELD LOCATION OF EXISTING FACILITIES BEFORE CONSTRUCTION.



**BLUELINE**

25 CENTRAL WAY, SUITE 400, NIRRLAND, VA 89033  
 P: 425-210-4051 F: 425-216-0052  
[WWW.THEBLUELINEGROUP.COM](http://WWW.THEBLUELINEGROUP.COM)

**SCALE:**  
**AS NOTED**

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**PROJECT MANAGER:**  
**BRETT K. PUDISTS, PE**

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**PROJECT ENGINEER:**  
**BRETT K. PUDISTS, PE**

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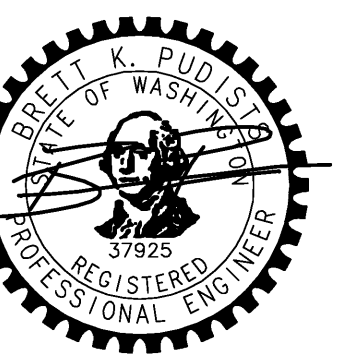
**DESIGNER:**  
**NADIA KROUMOVA**

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**ISSUE DATE:**  
**8/9/2016**

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**COVER SHEET AND SITE PLAN**  
**13040 NE 95TH ST**  
**LSM PERMIT PLANS**  
**PARCEL #3888100177**  
**CITY OF KIRKLAND      WASHINGTON**



6/9/16

**B NUMBER:**

**5-262**

TEST NAME:  
CV-01

CV-01

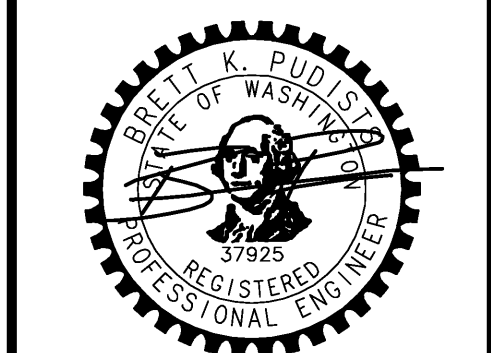
BHT 1 OF 9



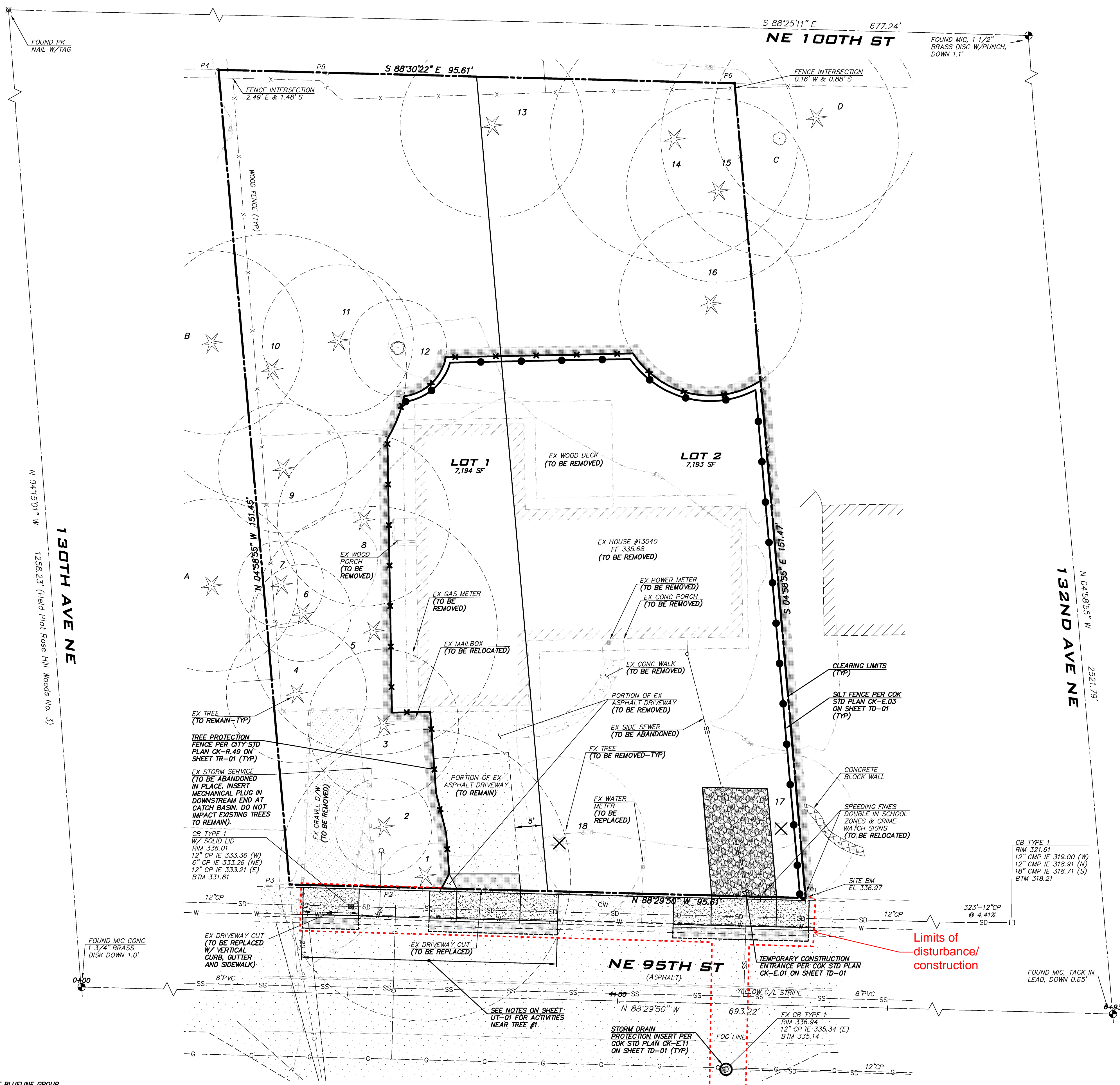
ISSUE DATE:  
6/9/2016

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**DEMO AND TESC PLAN**  
**13040 NE 95TH ST**  
**LSM PERMIT PLANS**  
**PARCEL #3888100177**  
**CITY OF KIRKLAND WASHINGTON**



SHT 2 OF 9



**CITY OF KIRKLAND**  
**PERMIT NO. LSM16-03107**  
**APPROVED BY: DAN CARMODY**  
**DATE: 07/11/2016**

UNLESS OTHERWISE NOTED, EXISTING ONSITE BUILDINGS AND HARDSCAPE TO BE REMOVED. SEPARATE DEMO PERMIT REQUIRED PRIOR TO REMOVAL.

ONSITE AREAS OUTSIDE OF TREE PROTECTION FENCE ARE SUBJECT TO CLEARING  
UNLESS OTHERWISE NOTED.

— LOCATION AND SPECIES OF REPLACEMENT TREES, IF REQUIRED, TO BE DETERMINED AT BUILDING PERMIT.

UNDERGROUND UTILITIES ARE SHOWN IN THE APPROXIMATE LOCATION. THERE IS NO GUARANTEE THAT ALL UTILITY LINES ARE SHOWN OR THAT THE LOCATION, SIZE AND MATERIAL IS ACCURATE. THE CONTRACTOR SHALL UNCOVER ALL INDICATED PIPING WHERE CROSSING, INTERFERENCES, OR CONNECTIONS OCCUR PRIOR TO TRENCHING OR EXCAVATION FOR ANY PIPE OR STRUCTURES, TO DETERMINE ACTUAL LOCATIONS, SIZE AND MATERIAL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR APPROPRIATE PROTECTION OR RECTIFICATION OF ANY DAMAGE. THE CONTRACTOR SHALL NOTIFY ONE CALL AT 8-1-1 (WASHINGTON11.COM) AND ARRANGE FOR FIELD LOCATION OF EXISTING FACILITIES BEFORE CONSTRUCTION.



TESC - PLAN NOTES

1. THE APPROVED CONSTRUCTION SEQUENCE SHALL BE AS FOLLOWS:
- CONDUCT PRE-CONSTRUCTION MEETING.
  - FLAG OR FENCE CLEARING LIMITS.
  - POST SIGN WITH NAME AND PHONE NUMBER OF TESC SUPERVISOR.
  - INSTALL CATCH BASIN PROTECTION IF REQUIRED.
  - GRADE AND INSTALL CONSTRUCTION ENTRANCE(S).
  - INSTALL PERIMETER PROTECTION (SILT FENCE, BRUSH BARRIER, ETC.).
  - CONSTRUCT SEDIMENT PONDS AND TRAPS.
  - GRADE AND STABILIZE CONSTRUCTION ROADS.
  - CONSTRUCT SURFACE WATER CONTROLS (INTERCEPTOR DIKES, PIPE SLOPE DRAINS, ETC.) SIMULTANEOUSLY WITH CLEARING AND GRADING FOR PROJECT DEVELOPMENT.
  - MAINTAIN EROSION CONTROL MEASURE IN ACCORDANCE WITH CITY OF KIRKLAND STANDARDS AND MANUFACTURER'S RECOMMENDATIONS.
  - RELOCATE EROSION CONTROL MEASURES OR INSTALL NEW MEASURES SO THAT AS SITE CONDITIONS CHANGE, THE EROSION AND SEDIMENT CONTROL IS ALWAYS IN ACCORDANCE WITH THE CITY TESC MINIMUM REQUIREMENTS.
  - COVER ALL AREAS WITHIN THE SPECIFIED TIME FRAME WITH STRAW, WOOD FIBER MULCH, COMPOST, PLASTIC SHEETING, CRUSHED ROCK OR EQUIVALENT.
  - STABILIZE ALL AREAS THAT REACH FINAL GRADE WITHIN 7 DAYS.
  - SEED OR SOD ANY AREAS TO REMAIN UNWORKED FOR MORE THAN 30 DAYS.
  - UPON COMPLETION OF THE PROJECT, ALL DISTURBED AREAS MUST BE STABILIZED AND BEST MANAGEMENT PRACTICES REMOVED IF APPROPRIATE.
2. ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH CITY OF KIRKLAND STANDARDS AND SPECIFICATIONS.
3. THE BOUNDARIES OF THE CLEARING LIMITS SHOWN ON THIS PLAN SHALL BE SET BY SURVEY AND CLEARLY FLAGGED IN THE FIELD BY A CLEARING CONTROL FENCE PRIOR TO CONSTRUCTION. DURING THE CONSTRUCTION PERIOD, NO DISTURBANCE OR REMOVAL OF ANY GROUND COVER BEYOND THE FLAGGED CLEARING LIMITS SHALL BE PERMITTED. THE FLAGGING SHALL BE MAINTAINED BY THE PERMITTEE/CONTRACTOR FOR THE DURATION OF CONSTRUCTION.
4. APPROVAL OF THIS EROSION/SEDIMENTATION CONTROL (ESC) PLAN DOES NOT CONSTITUTE AN APPROVAL OF PERMANENT ROAD OR DRAINAGE DESIGN (E.G., SIZE AND LOCATION OF ROADS, PIPES, RESTRICTORS, CHANNELS, RETENTION FACILITIES, UTILITIES, ETC.).
5. THE IMPLEMENTATION OF THIS ESC PLAN AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE ESC FACILITIES IS THE RESPONSIBILITY OF THE PERMITTEE/CONTRACTOR UNTIL ALL CONSTRUCTION IS APPROVED. A COPY OF THE APPROVED ESC PLANS MUST BE ON THE JOB SITE WHENEVER CONSTRUCTION IS IN PROGRESS.
7. THE ESC FACILITIES SHOWN ON THIS PLAN MUST BE CONSTRUCTED PRIOR TO OR IN CONJUNCTION WITH ALL CLEARING AND GRADING ACTIVITIES IN SUCH A MANNER AS TO ENSURE THAT SEDIMENT-LADEN WATER DOES NOT ENTER THE DRAINAGE SYSTEM OR VIOLATE APPLICABLE WATER STANDARDS. WHEREVER POSSIBLE, MAINTAIN NATURAL VEGETATION FOR SILT CONTROL.
8. THE ESC FACILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE DETAILS ON THE APPROVED PLANS. LOCATIONS MAY BE MOVED TO SUIT FIELD CONDITIONS, SUBJECT TO APPROVAL BY THE ENGINEER AND THE CITY OF KIRKLAND INSPECTOR.
9. THE ESC FACILITIES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE ESC FACILITIES SHALL BE UPGRADED (E.G., ADDITIONAL SUMPS, RELOCATION OF DITCHES AND SILT FENCES, ETC.) AS NEEDED FOR UNEXPECTED STORM EVENTS. ADDITIONALLY, MORE ESC FACILITIES MAY BE REQUIRED TO ENSURE COMPLETE SILTATION CONTROL. THEREFORE, DURING THE COURSE OF CONSTRUCTION IT SHALL BE THE OBLIGATION AND RESPONSIBILITY OF THE PERMITTEE/CONTRACTOR TO MAINTAIN CONDITIONS THAT MAY BE CREATED BY HIS ACTIVITIES AND TO PROVIDE ADDITIONAL FACILITIES OVER AND ABOVE THE MINIMUM REQUIREMENTS AS MAY BE NEEDED.
10. THE ESC FACILITIES SHALL BE INSPECTED BY THE PERMITTEE/CONTRACTOR DAILY DURING NON-RAINFALL PERIODS, EVERY HOUR (DAYLIGHT) DURING A RAINFALL EVENT, AND AT THE END OF EVERY RAINFALL, AND MAINTAINED AS NECESSARY TO ENSURE THEIR CONTINUED FUNCTIONING. IN ADDITION, TEMPORARY SILTATION PONDS AND ALL TEMPORARY SILTATION CONTROLS SHALL BE MAINTAINED IN A SATISFACTORY CONDITION UNTIL SUCH TIME THAT SUCH HANDLING AND/OR CONSTRUCTION IS COMPLETED, PERMANENT DRAINAGE FACILITIES ARE OPERATIONAL, AND THE POTENTIAL FOR EROSION HAS PASSED. WRITTEN RECORDS SHALL BE KEPT DOCUMENTING THE REVIEWS OF THE ESC FACILITIES.
11. THE ESC FACILITIES ON INACTIVE SITES SHALL BE INSPECTED AND MAINTAINED A MINIMUM OF ONCE A MONTH OR WITHIN 48 HOURS FOLLOWING A STORM EVENT.
12. STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES, SUCH AS WASH PADS, MAY BE REQUIRED TO ENSURE THAT ALL PAVED AREAS ARE KEPT CLEAN FOR THE DURATION OF THE PROJECT.
13. ALL DENUDED SOILS MUST BE STABILIZED WITH AN APPROVED TESC METHOD (E.G. SEEDING, MULCHING, PLASTIC COVERING, CRUSHED ROCK) WITHIN THE FOLLOWING TIMELINES:
- MAY 1 TO SEPTEMBER 30 – SOILS MUST BE STABILIZED WITHIN 7 DAYS OF GRADING.
  - OCTOBER 1 TO APRIL 30 – SOILS MUST BE STABILIZED WITHIN 2 DAYS OF GRADING.
  - STABILIZE SOILS AT THE END OF THE WORKDAY PRIOR TO A WEEKEND, HOLIDAY, OR PREDICTED RAIN EVENT.
14. WHERE SEEDING FOR TEMPORARY EROSION CONTROL IS REQUIRED, FAST GERMINATING GRASSES SHALL BE APPLIED AT AN APPROPRIATE RATE (EXAMPLE: ANNUAL OR PERENNIAL RYE APPLIED AT APPROXIMATELY 80 POUNDS PER ACRE).
15. WHERE STRAW MULCH IS REQUIRED FOR TEMPORARY EROSION CONTROL, IT SHALL BE APPLIED AT A MINIMUM THICKNESS OF 2".
16. ALL LOTS ADJOINING OR HAVING ANY NATIVE GROWTH PROTECTION EASEMENTS (NGPE) SHALL HAVE A 6' HIGH TEMPORARY CONSTRUCTION FENCE (CHAIN LINK WITH PIER BLOCKS) SEPARATING THE LOT (OR BUILDABLE PORTIONS OF THE LOT) FROM THE AREA RESTRICTED BY THE NGPE AND SHALL BE INSTALLED PRIOR TO ANY GRADING OR CLEARING AND REMAIN IN PLACE UNTIL THE PLANNING DEPARTMENT AUTHORIZES REMOVAL.
17. CLEARING LIMITS SHALL BE DELINEATED WITH A CLEARING CONTROL FENCE. THE CLEARING CONTROL FENCE SHALL CONSIST OF A 6'-FT. HIGH CHAIN LINK FENCE ADJACENT THE DRIP LINE OF TREES TO BE SAVED, WETLAND OR STREAM BUFFERS, AND SENSITIVE SLOPES. CLEARING CONTROL FENCES ALONG WETLAND OR STREAM BUFFERS OR UPSLOPE OF SENSITIVE SLOPES SHALL BE ACCOMPANIED BY AN EROSION CONTROL FENCE. IF APPROVED BY THE CITY, A FOUR-FOOT HIGH ORANGE MESH CLEARING CONTROL FENCE MAY BE USED TO DELINEATE CLEARING LIMITS IN ALL OTHER AREAS.
18. OFF-SITE STREETS MUST BE KEPT CLEAN AT ALL TIMES. IF DIRT IS DEPOSITED ON THE PUBLIC STREET SYSTEM, THE STREET SHALL BE IMMEDIATELY CLEANED WITH POWER SWEEPER OR OTHER EQUIPMENT. ALL VEHICLES SHALL LEAVE THE SITE BY WAY OF THE CONSTRUCTION ENTRANCE AND SHALL BE CLEANED OF ALL DIRT THAT WOULD BE DEPOSITED ON THE PUBLIC STREETS.
19. ROCK FOR EROSION PROTECTION OF ROADWAY DITCHES, WHERE REQUIRED, MUST BE OF SOUND QUARRY ROCK, PLACED TO A DEPTH OF 1' AND MUST MEET THE FOLLOWING SPECIFICATIONS: 4"-8" ROCK/40%-70% PASSING; 2"-4" ROCK/30%-40% PASSING; AND 1"-2" ROCK/10%-20% PASSING. RECYCLED CONCRETE SHALL NOT BE USED FOR CONSTRUCTION ENTRANCE OR TEMPORARY STABILIZATION ELSEWHERE ON THE SITE.
20. IF ANY PART(S) OF THE CLEARING LIMIT BOUNDARY OR TEMPORARY EROSION/SEDIMENTATION CONTROL PLAN IS/ARE DAMAGED, IT SHALL BE REPAIRED IMMEDIATELY.
21. ALL PROPERTIES ADJACENT TO THE PROJECT SITE SHALL BE PROTECTED FROM SEDIMENT DEPOSITION AND RUNOFF.
22. AT NO TIME SHALL MORE THAN 1' OF SEDIMENT BE ALLOWED TO ACCUMULATE WITHIN A CATCH BASIN. ALL CATCH BASINS AND CONVEYANCE LINES SHALL BE CLEANED IMMEDIATELY FOLLOWING REMOVAL OF EROSION CONTROL BMPs. THE CLEANING OPERATION SHALL NOT FLUSH SEDIMENT-LADEN WATER INTO THE DOWNSTREAM SYSTEM.
23. ANY PERMANENT RETENTION/DETENTION FACILITY USED AS A TEMPORARY SETTLING BASIN SHALL BE MODIFIED WITH THE NECESSARY EROSION CONTROL MEASURES AND SHALL PROVIDE ADEQUATE STORAGE CAPACITY. IF THE PERMANENT FACILITY IS TO FUNCTION ULTIMATELY AS AN INFILTRATION OR DISPERSION SYSTEM, THE FACILITY SHALL NOT BE USED AS A TEMPORARY SETTLING BASIN. NO UNDERGROUND DETENTION TANK, DETENTION VAULT, OR SYSTEM WHICH BACKS UNDER OR INTO A POND SHALL BE USED AS A TEMPORARY SETTLING BASIN.
24. ALL EROSION/SEDIMENTATION CONTROL PONDS WITH A DEAD STORAGE DEPTH EXCEEDING 6" MUST HAVE A PERIMETER FENCE WITH A MINIMUM HEIGHT OF 3'.
25. THE WASHED GRAVEL BACKFILL ADJACENT TO THE FILTER FABRIC FENCE SHALL BE REPLACED AND THE FILTER FABRIC CLEANED IF IT IS NONFUNCTIONAL BY EXCESSIVE SILT ACCUMULATION AS DETERMINED BY THE CITY OF KIRKLAND. ALSO, ALL INTERCEPTOR SHALES SHALL BE CLEANED IF SILT ACCUMULATION EXCEEDS ONE-QUARTER DEPTH.
26. PRIOR TO THE OCTOBER 1 OF EACH YEAR (THE BEGINNING OF THE WET SEASON), ALL DISTURBED AREAS SHALL BE REVIEWED TO IDENTIFY WHICH ONES CAN BE SEEDED IN PREPARATION FOR THE WINTER RAINS. THE IDENTIFIED DISTURBED AREA SHALL BE SEEDED WITHIN ONE WEEK AFTER OCTOBER 1. A SITE PLAN DEPICTING THE AREAS TO BE SEEDED AND THE AREAS TO REMAIN UNCOVERED SHALL BE SUBMITTED TO THE PUBLIC WORKS CONSTRUCTION INSPECTOR. THE INSPECTOR CAN REQUIRE SEEDING OF ADDITIONAL AREAS IN ORDER TO PROTECT SURFACE WATERS, ADJACENT PROPERTIES, OR DRAINAGE FACILITIES.
27. ANY AREA TO BE USED FOR INFILTRATION OR PERVIOUS PAVEMENT (INCLUDING A 5-FOOT BUFFER) MUST BE SURROUNDED BY SILT FENCE PRIOR TO CONSTRUCTION AND UNTIL FINAL STABILIZATION OF THE SITE TO PREVENT SOIL COMPACTION AND SILTATION BY CONSTRUCTION ACTIVITIES.
28. IF THE TEMPORARY CONSTRUCTION ENTRANCE OR ANY OTHER AREA WITH HEAVY VEHICLE LOADING IS LOCATED IN THE SAME AREA TO BE USED FOR INFILTRATION OR PERVIOUS PAVEMENT, 6" OF SEDIMENT BELOW THE GRAVEL SHALL BE REMOVED PRIOR TO INSTALLATION OF THE INFILTRATION FACILITY OR PERVIOUS PAVEMENT (TO REMOVE FINES ACCUMULATED DURING CONSTRUCTION).
29. ANY CATCH BASINS COLLECTING RUNOFF FROM THE SITE, WHETHER THEY ARE ON OR OFF THE SITE, SHALL HAVE ADEQUATE PROTECTION FROM SEDIMENT. CATCH BASINS DIRECTLY DOWNSTREAM OF THE CONSTRUCTION ENTRANCE OR ANY OTHER CATCH BASIN AS DETERMINED BY THE CITY INSPECTOR SHALL BE PROTECTED WITH A "STORM DRAIN PROTECTION INSERT" OR EQUIVALENT.
30. IF A SEDIMENT POND IS NOT PROPOSED, A BAKER TANK OR OTHER TEMPORARY GROUND AND/OR SURFACE WATER STORAGE TANK MAY BE REQUIRED DURING CONSTRUCTION, DEPENDING ON WEATHER CONDITIONS.
31. DO NOT FLUSH CONCRETE BY PRODUCTS OR TRUCKS NEAR OR INTO THE STORM DRAINAGE SYSTEM. IF EXPOSED AGGREGATE IS FLUSHED INTO THE STORM SYSTEM, IT COULD MEAN RE-CLEANING THE ENTIRE DOWNSTREAM STORM SYSTEM, OR POSSIBLY RE-LAYING THE STORM LINE.
32. CONSTRUCTION DEWATERING DISCHARGES SHALL ALWAYS MEET WATER QUALITY GUIDELINES LISTED IN COK POLICY E-1. SPECIFICALLY, DISCHARGES TO THE PUBLIC STORMWATER DRAINAGE SYSTEM MUST BE BELOW 25NTU, AND NOT CONSIDERED A PROHIBITED DISCHARGE (PER KMC 15.52.090). TEMPORARY DISCHARGES TO SANITARY SEWER REQUIRE PRIOR AUTHORIZATION AND PERMIT FROM KING COUNTY INDUSTRIAL WASTE PROGRAM (206-263-3000) AND NOTIFICATION TO THE PUBLIC WORKS CONSTRUCTION INSPECTOR.

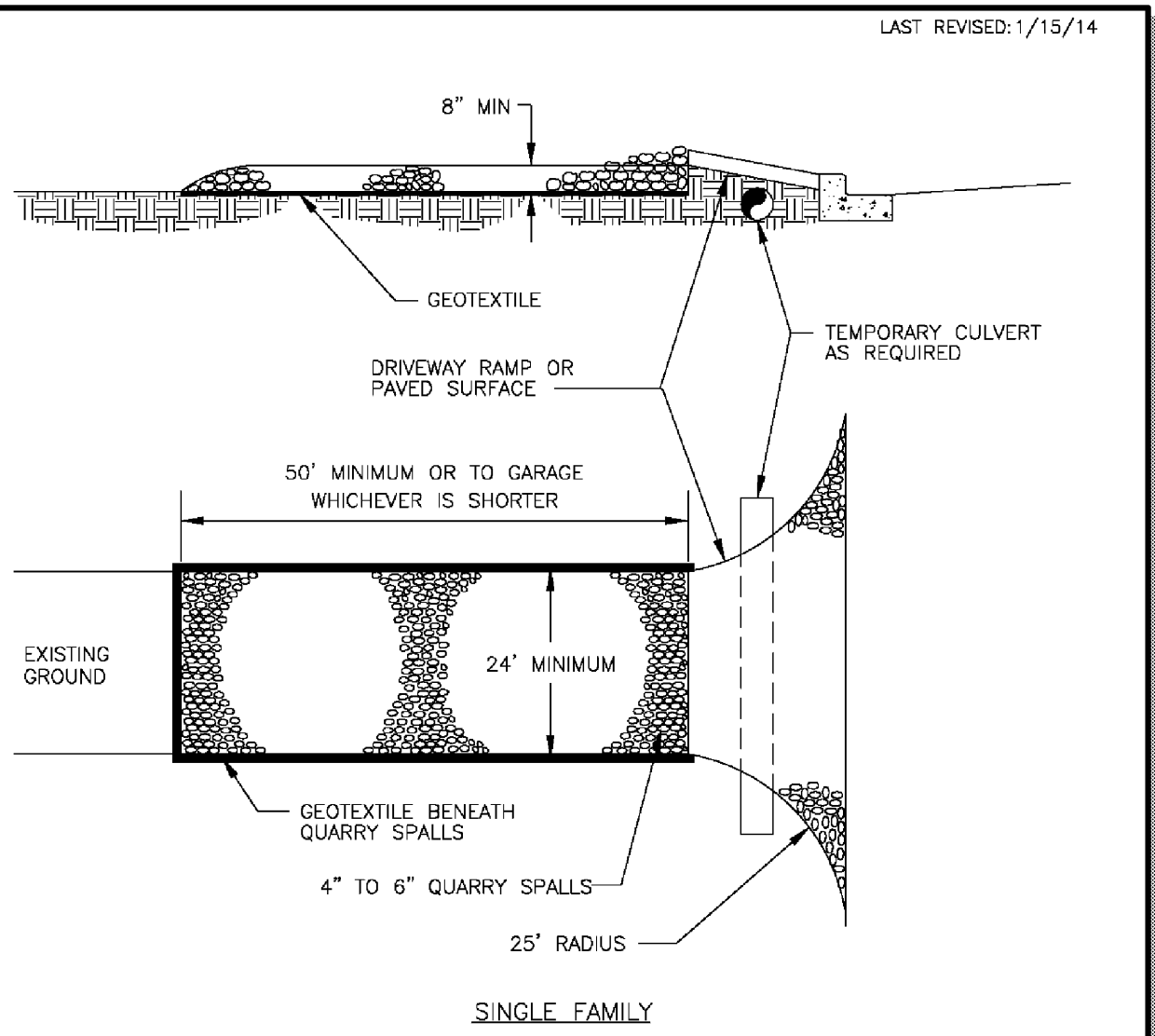
NE 1/4, SEC 4, TWP 25N, RGE 5E, W.M.

WET SEASON CONSTRUCTION

DURING THE WET SEASON (OCTOBER 1 TO APRIL 30) ANY SITE WITH EXPOSED SOILS SHALL BE SUBJECT TO THE "WET SEASON REQUIREMENTS" LISTED BELOW. IN ADDITION TO THE ESC COVER MEASURES, THESE PROVISIONS INCLUDE COVERING ANY NEWLY-SEEDDED AREAS WITH MULCH AND SEEDING AS MUCH DISTURBED AREA AS POSSIBLE DURING THE FIRST WEEK OF OCTOBER TO PROVIDE GRASS COVER FOR THE WET SEASON. OTHER ESC MEASURES SUCH AS BAKER TANKS AND PORTABLE SAND FILTERS MAY BE REQUIRED FOR USE DURING THE WET SEASON. A SEPARATE "WET SEASON" ESC PLAN SHALL BE SUBMITTED AND APPROVED BY THE CITY BEFORE CONTINUING WORK ON ANY SITE DURING THE WET SEASON.

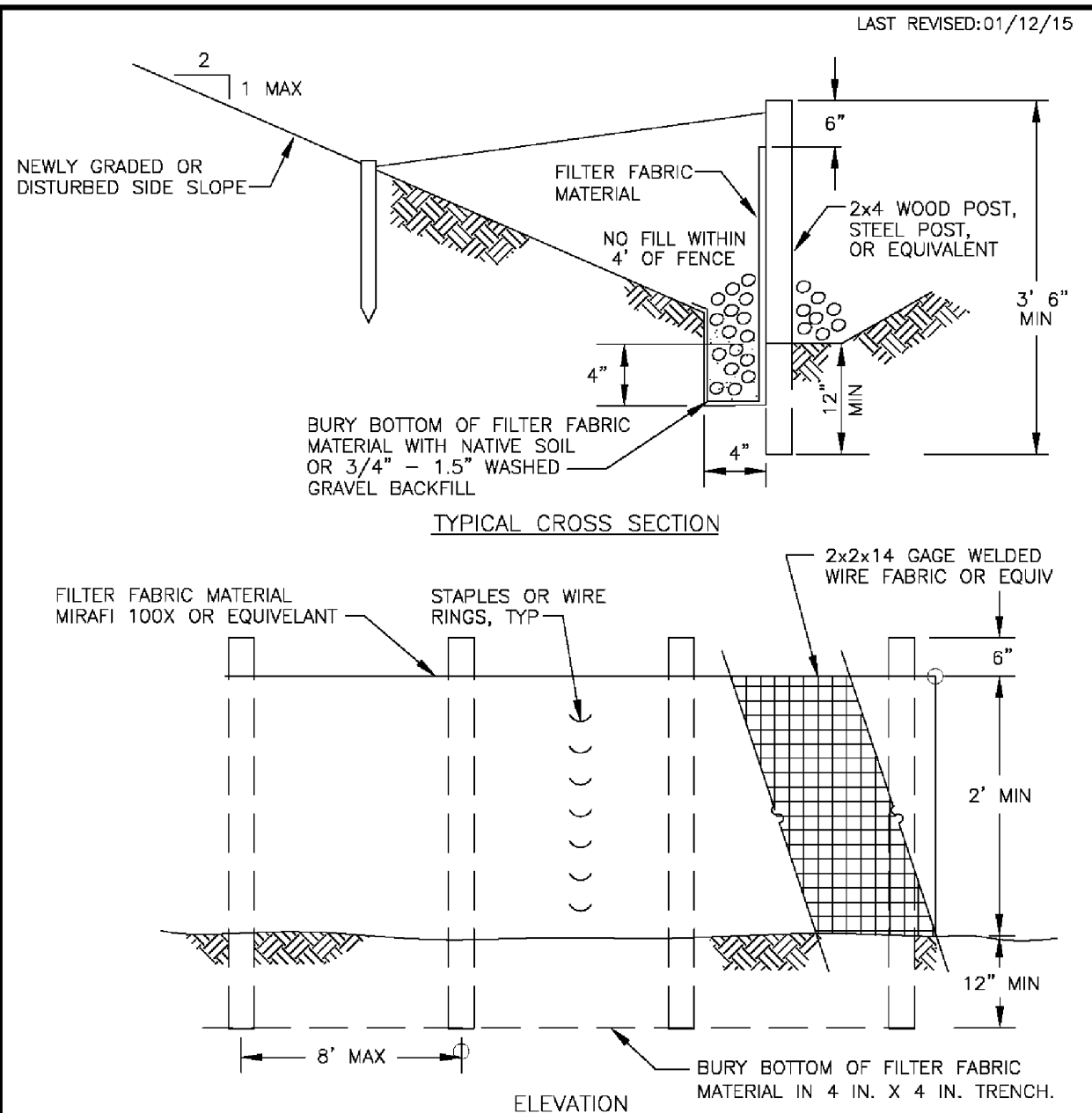
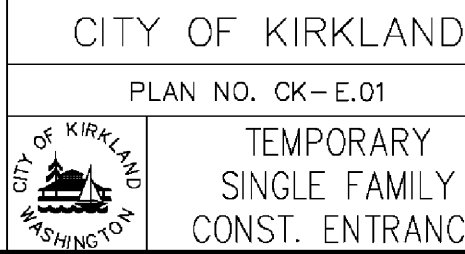
WET SEASON REQUIREMENTS

- THE ALLOWED TIME THAT A DISTURBED AREA MAY REMAIN UNWORKED WITHOUT COVER MEASURES IS REDUCED TO TWO CONSECUTIVE WORKING DAYS, RATHER THAN SEVEN.
- STOCKPILES AND STEEP CUT AND FILL SLOPES ARE TO BE PROTECTED IF UNWORKED FOR MORE THAN 12 HOURS.
- COVER MATERIALS SUFFICIENT TO COVER ALL DISTURBED AREAS SHALL BE STOCKPILED ON SITE.
- ALL AREAS THAT ARE TO BE UNWORKED DURING THE WET SEASON SHALL BE SEEDDED WITHIN ONE WEEK OF THE BEGINNING OF THE WET SEASON. MULCH IS REQUIRED TO PROTECT ALL SEEDDED AREAS.
- FIFTY LINEAR FEET OF SILT FENCE (AND THE NECESSARY STAKES) PER ACRE OF DISTURBANCE MUST BE STOCKPILED ON SITE.
- CONSTRUCTION ROAD AND PARKING LOT STABILIZATION ARE REQUIRED FOR ALL SITES UNLESS THE SITE IS UNDERLAIN BY COARSE-GRAINED SOIL. SEDIMENT RETENTION IS REQUIRED UNLESS NO OFFSITE DISCHARGE IS ANTICIPATED FOR THE SPECIFIED DESIGN FLOW.
- SURFACE WATER CONTROLS ARE REQUIRED UNLESS NO OFFSITE DISCHARGE IS ANTICIPATED FOR THE SPECIFIED DESIGN FLOW. PHASING AND MORE CONSERVATIVE BMPs MUST BE EVALUATED FOR CONSTRUCTION ACTIVITY NEAR SURFACE WATERS.
- ANY RUNOFF GENERATED BY DEWATERING MAY BE REQUIRED TO DISCHARGE TO THE SANITARY SEWER (WITH APPROPRIATE DISCHARGE AUTHORIZATION), PORTABLE SAND FILTER SYSTEMS, OR HOLDING TANKS.
- THE FREQUENCY OF MAINTENANCE REVIEW INCREASES FROM MONTHLY TO WEEKLY.



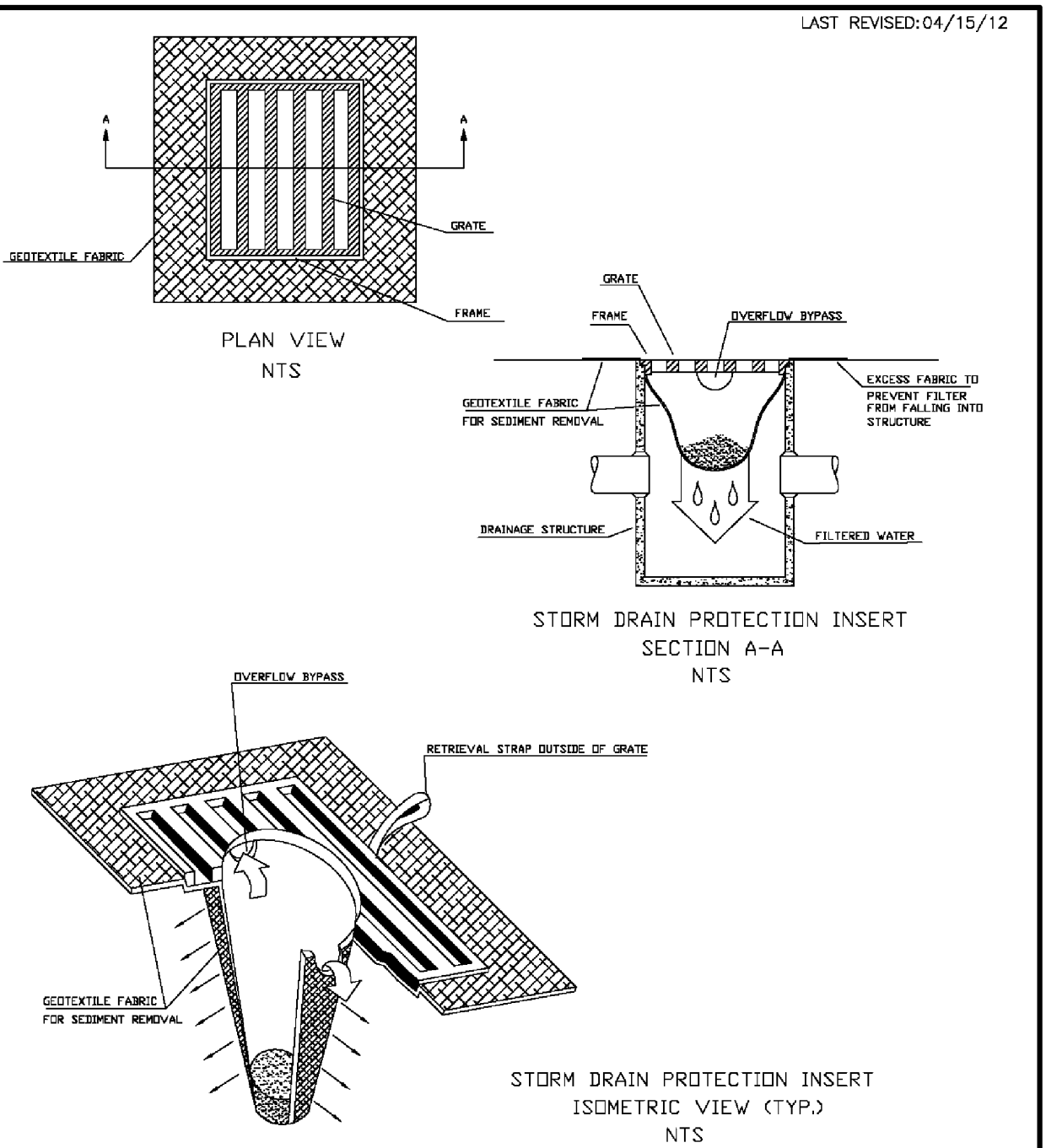
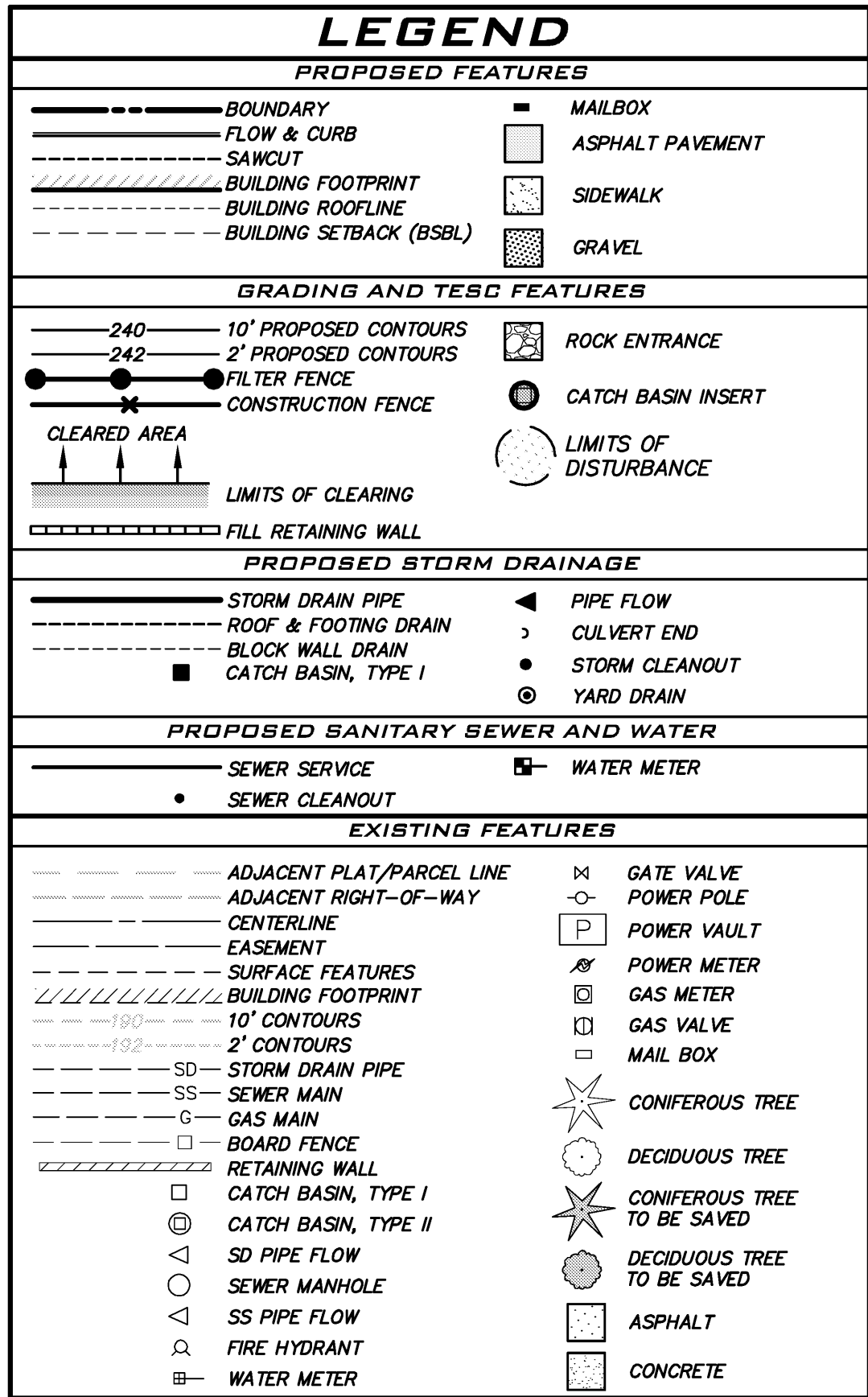
NOTES

- PAD SHALL BE REMOVED AND REPLACED WHEN SOIL IS EVIDENT ON THE SURFACE OF THE PAD OR AS DIRECTED BY THE CITY CLEARING AND GRADING INSPECTOR.
- PAD SHALL BE INSTALLED IN PLANTING STRIP AS APPROPRIATE.
- PAD THICKNESS SHALL BE INCREASED IF SOIL CONDITIONS DICTATE AND/OR PER THE DIRECTION OF THE CITY CLEARING AND GRADING INSPECTOR.
- CONTRACTOR RESPONSIBLE FOR CURB & GUTTER CONDITION.
- RECYCLED CONCRETE SHALL NOT BE USED FOR THE CONSTRUCTION ENTRANCE DUE TO HIGH LEVELS OF PH.



NOTES

- PREFAB FENCE ALLOWED IF REINFORCED AND APPROVED BY CITY INSPECTOR.
- FENCE SHALL NOT BE INSTALLED ON SLOPES STEEPER THAN 2:1.
- JOINTS IN FILTER FABRIC SHALL BE OVERLAPPED 6 INCHES AT POST.
- USE STAPLES, WIRE RINGS, OR EQUIVALENT TO ATTACH FABRIC TO FENCE.
- REMOVE SEDIMENT WHEN IT REACHES 1/3 FENCE HEIGHT.
- LOCATION OF FENCING SHALL BE AS SHOWN ON APPROVED PLANS OR AS DIRECTED BY THE CITY.
- MAXIMUM 100' SHEET OR OVERLAND FLOW PATH LENGTH TO SILT FENCE.
- DO NOT DIRECT FLOWS GREATER THAN 0.5 CFS TO FENCE.
- SILT FENCE SHOULD NOT BE INSTALLED IN STREAMS OR V-SHAPED DITCHES.



CITY OF KIRKLAND  
PERMIT NO. LSM16-03107  
APPROVED BY: DAN CARMODY  
DATE: 07/11/2016

UNDERGROUND UTILITY NOTE

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SCALE:  
AS NOTED

PROJECT MANAGER:  
BRETT K. PUDIST, PE

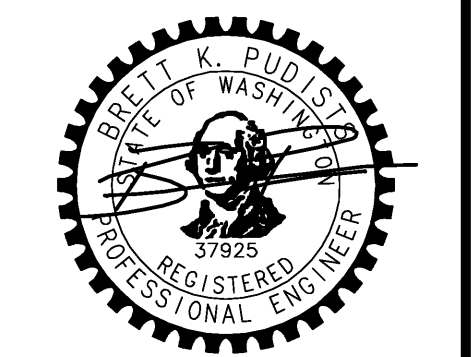
PROJECT ENGINEER:  
BRETT K. PUDIST, PE

DESIGNER:  
NADIA KROUMOVA

ISSUE DATE:  
6/9/2016

NO	DATE	BY	REVISED PER CITY COMMENTS	REVISIONS
1	6/9/16	MM		

TESC NOTES & DETAILS  
13040 NE 95TH ST  
LSM PERMIT PLANS  
PARCEL #3888100177  
CITY OF KIRKLAND WASHINGTON



6/9/16

JOB NUMBER:

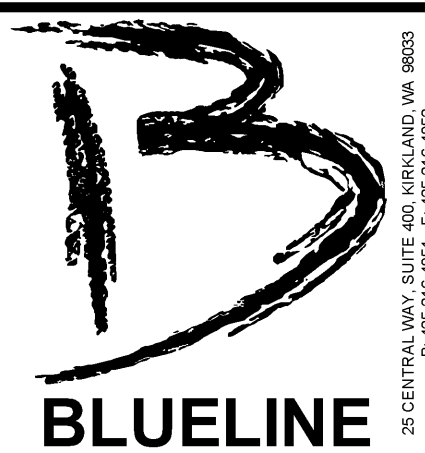
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SHEET NAME:

TD-01

BHT 3 OF 9

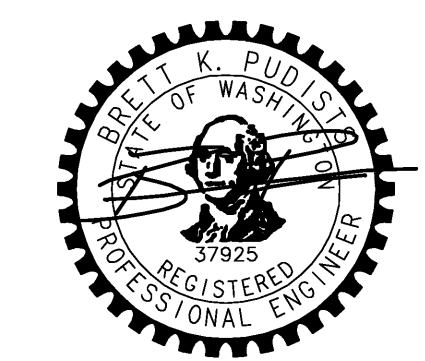




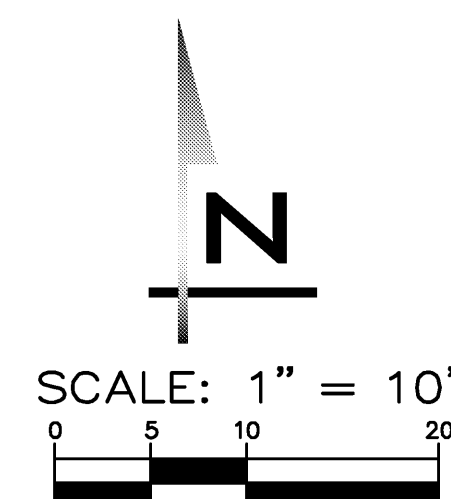
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ROAD & STORM DRAINAGE  
PLAN  
13040 NE 95TH ST  
LSM PERMIT PLANS  
PARCEL #3888100177  
CITY OF KIRKLAND  
WASHINGTON



6/9/16  
JOB NUMBER:  
**15-262**  
SHEET NAME:  
**RS-01**  
BHT **4** OF **9**



### HARDSCAPE NEAR TREE #1

- CONTRACTOR TO COORDINATE WITH ARBORIST ONSITE WHILE REMOVING/INSTALLING HARDSCAPE NEAR TREE #1.
- SAWCUT EXISTING HARDSCAPE IN SECTIONS AND REMOVE BY HAND BEING CAREFUL NOT TO DISTURB ROOTS.
- INSTALLATION OF NEW HARDSCAPE MAY REQUIRE PLACEMENT OF SAND OR OTHER PROTECTIVE LAYER ON ROOTS THAT MAY BE EXPOSED AS DIRECTED BY THE ARBORIST.

### ROW NOTES

- PATCHES TO ROADWAY SHALL BE PER CITY STD PLAN CK-R.12.
- UNDERGROUND NEW AND EXISTING ONSITE LINES FROM THE EXISTING BUILDING TO THE POINT OF ORIGIN AT THE PRIMARY/DISTRIBUTION LINES FOR THE UTILITIES.
- ADJUST EXISTING UTILITIES WHICH MAY CONFLICT WITH PROPOSED ROW IMPROVEMENTS.
- SIDEWALKS TO BE INSTALLED PER CITY OF KIRKLAND STANDARD DETAIL CK-R.23.
- CURB AND GUTTER TO BE INSTALLED PER CITY OF KIRKLAND STANDARD DETAIL CK-R.17.
- A 2" GRIND AND OVERLAY WILL BE REQUIRED WHERE MORE THAN THREE UTILITY TRENCH CROSSINGS OCCUR WITHIN 150 LF OF STREET LENGTH OR WHERE UTILITIES PARALLEL STREET CENTERLINE.

### EXISTING UTILITIES NOTE

CONTRACTOR TO VERIFY LOCATION AND INVERTS OF EXISTING UTILITY LINES PRIOR TO CONSTRUCTION AND COORDINATE WITH ENGINEER IF DISCREPANCIES ARISE.

### STORM NOTES

- CATCH BASINS IN R.O.W. TO BE TYPE II WITH PER COK STD PLAN NO. CK-D.09 WITH SOLID LOCKING LID UNLESS OTHERWISE NOTED.
- STORM PIPE TO BE PVC 3034 PER CITY DESIGN NOTES.
- STORM SERVICES TO BE 6" PVC SLOPED NO LESS THAN 1% (2% PREFERRED).
- PROVIDE ETHAFOAM PADS AT PIPE CROSSINGS WHERE VERTICAL CLEARANCE IS LESS THAN 1'.
- BUILDING PERMITS MUST SHOW THE LIMITED 700 SF AREA THAT WILL GO TO THE SPLASH BLOCKS. ALL OTHER AREA MUST BE CONVEYED TO THE STORM SYSTEM IN NE 95TH STREET.

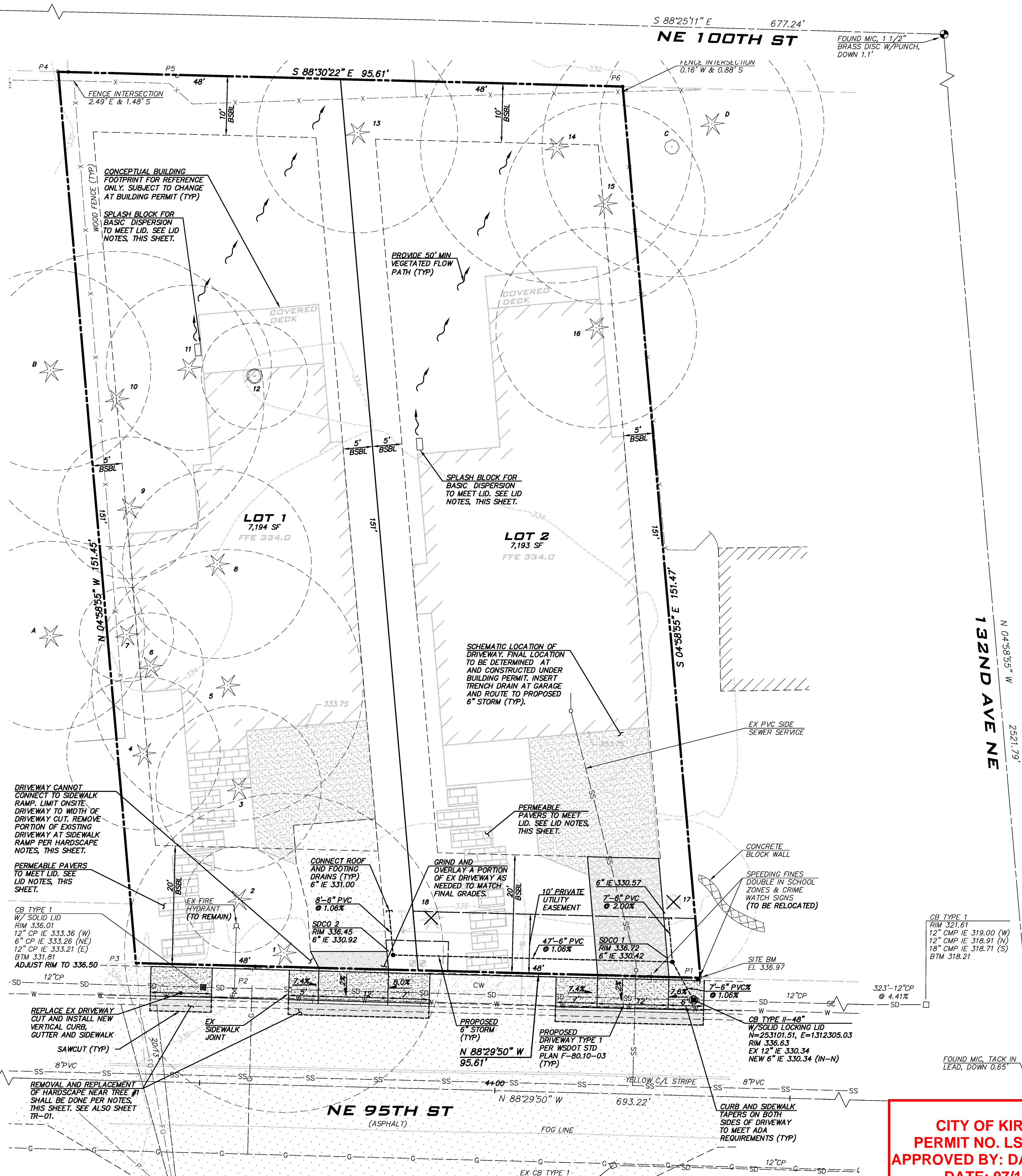
### LID NOTES

- LOT 1**
- 719 SF OF IMPERVIOUS SURFACE MUST BE ROUTED TO ONE OR MORE LID BMP'S TO MEET BMP AREA REQUIREMENTS.
  - 700 SF OF ROOF AREA TO DRAIN TO SPLASH BLOCK FOR BASIN DISPERSION TO MEET LID. VEGETATED FLOWPATH SEGMENT OF AT LEAST 50 FEET TO BE PROVIDED.
  - A MINIMUM OF 20 SF OF PERMEABLE PAVERS (PEDESTRIAN) TO BE PROVIDED TO MEET LID. REFER TO ARCHITECTURAL PLANS.
  - ALTERNATE BMP'S MAY BE SUBSTITUTED AT BUILDING PERMIT.
- LOT 2**
- 719 SF OF IMPERVIOUS SURFACE MUST BE ROUTED TO ONE OR MORE LID BMP'S TO MEET BMP AREA REQUIREMENTS.
  - 700 SF OF ROOF AREA TO DRAIN TO SPLASH BLOCK FOR BASIN DISPERSION TO MEET LID. VEGETATED FLOWPATH SEGMENT OF AT LEAST 50 FEET TO BE PROVIDED.
  - A MINIMUM OF 20 SF OF PERMEABLE PAVERS (PEDESTRIAN) TO BE PROVIDED TO MEET LID. REFER TO ARCHITECTURAL PLANS.
  - ALTERNATE BMP'S MAY BE SUBSTITUTED AT BUILDING PERMIT.

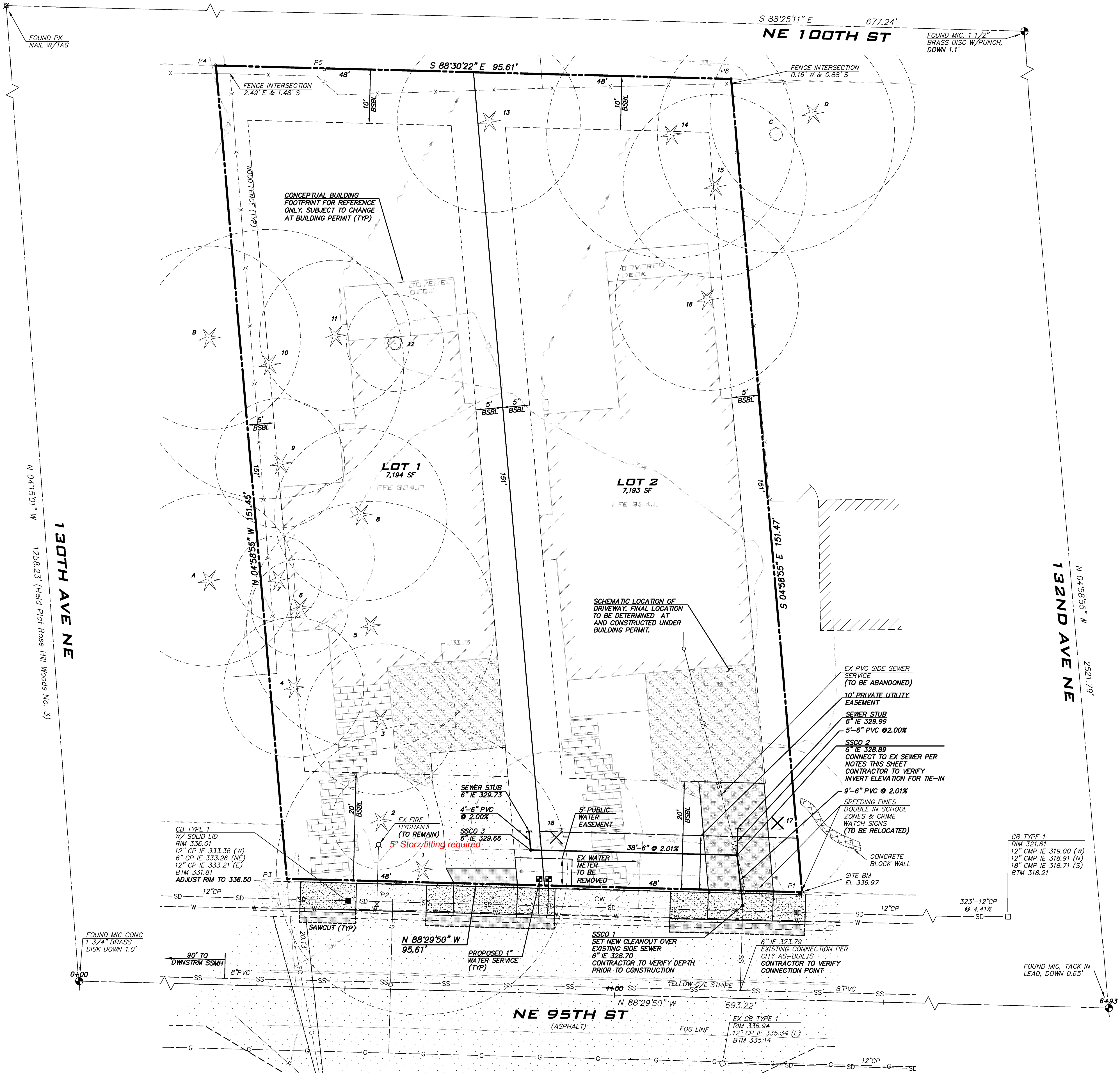
### UNDERGROUND UTILITY NOTE

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**CITY OF KIRKLAND**  
**PERMIT NO. LSM16-03107**  
**APPROVED BY: DAN CARMODY**  
**DATE: 07/11/2016**







**ROW NOTE**

REFER TO NOTES ON SHEET RS-01 FOR TRENCH REPAIR REQUIREMENTS.

**EXISTING HYDRANT NOTES**

EXISTING HYDRANT IS LOCATED ON THE NORTH SIDE OF NE 95TH STREET WITHIN THE SITE BOUNDARIES.

**EXISTING UTILITIES NOTE**

CONTRACTOR TO VERIFY LOCATION AND INVERTS OF EXISTING UTILITY LINES PRIOR TO CONSTRUCTION AND COORDINATE WITH ENGINEER IF DISCREPANCIES ARISE.

**SEWER NOTES**

- LOCATION OF EXISTING SEWER STUB IS APPROXIMATE BASED ON CITY AS-BUILTS. EXISTING SEWER STUB MAY BE REUSED PROVIDED THE STUB IS AT LEAST 6" DIAMETER, THE PIPE MATERIAL IS PVC AND IN GOOD CONDITION AND DEPTH IS ADEQUATE TO SERVE THE PROPOSED UNIT. IF REUSE IS ANTICIPATED, PROVIDE INSPECTOR WITH TV VIDEO OF LINE. IF REUSE IS NOT ANTICIPATED, ABANDON EXISTING SERVICE AND INSTALL NEW SIDE SEWER AS SHOWN.
- NEW SIDE SEWERS TO BE 6" PVC SDR-35 WITH MINIMUM SLOPE OF 2% UNLESS NOTED OTHERWISE AND CONFORM TO CITY STD PLAN NO CK-S.18, S.19, S.19A AND S.20.
- SS CLEAN OUTS TO BE PER CITY STD PLAN CK-S-17.

**WATER NOTES**

- IF EXISTING METER MEETS CURRENT CITY STANDARDS IT CAN BE RE-USED OTHERWISE CUT AND CAP SERVICE AT MAIN PER CURRENT PUBLIC WORKS SPECIFICATIONS AND INSTALL NEW SERVICE AT LOCATION SHOWN. IF THE EXISTING CORP STOP IS A HAYES OR B-MACHINE THE CORP STOP IS TO BE REMOVED AND A REPAIR BAND INSTALLED WHICH MAY REQUIRE A WATER MAIN SHUTDOWN.
- NEW 1" WATER SERVICE AND 3/4" METER SHOWN IS TYPICAL SIZE FOR A NEW SINGLE FAMILY HOME. SIZE MAY VARY, BASED ON UPC SIZING CRITERIA, AND SHALL BE CONFIRMED BY BUILDER PRIOR TO CONSTRUCTION.

**UNDERGROUND UTILITY NOTE**

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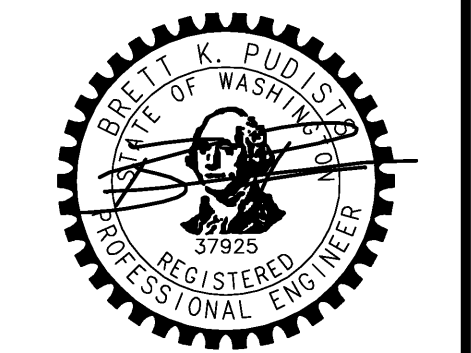
SANITARY SEWER & WATER  
PLAN

13040 NE 95TH ST

LSM PERMIT PLANS

PARCEL #3888100177

CITY OF KIRKLAND WASHINGTON



6/9/16

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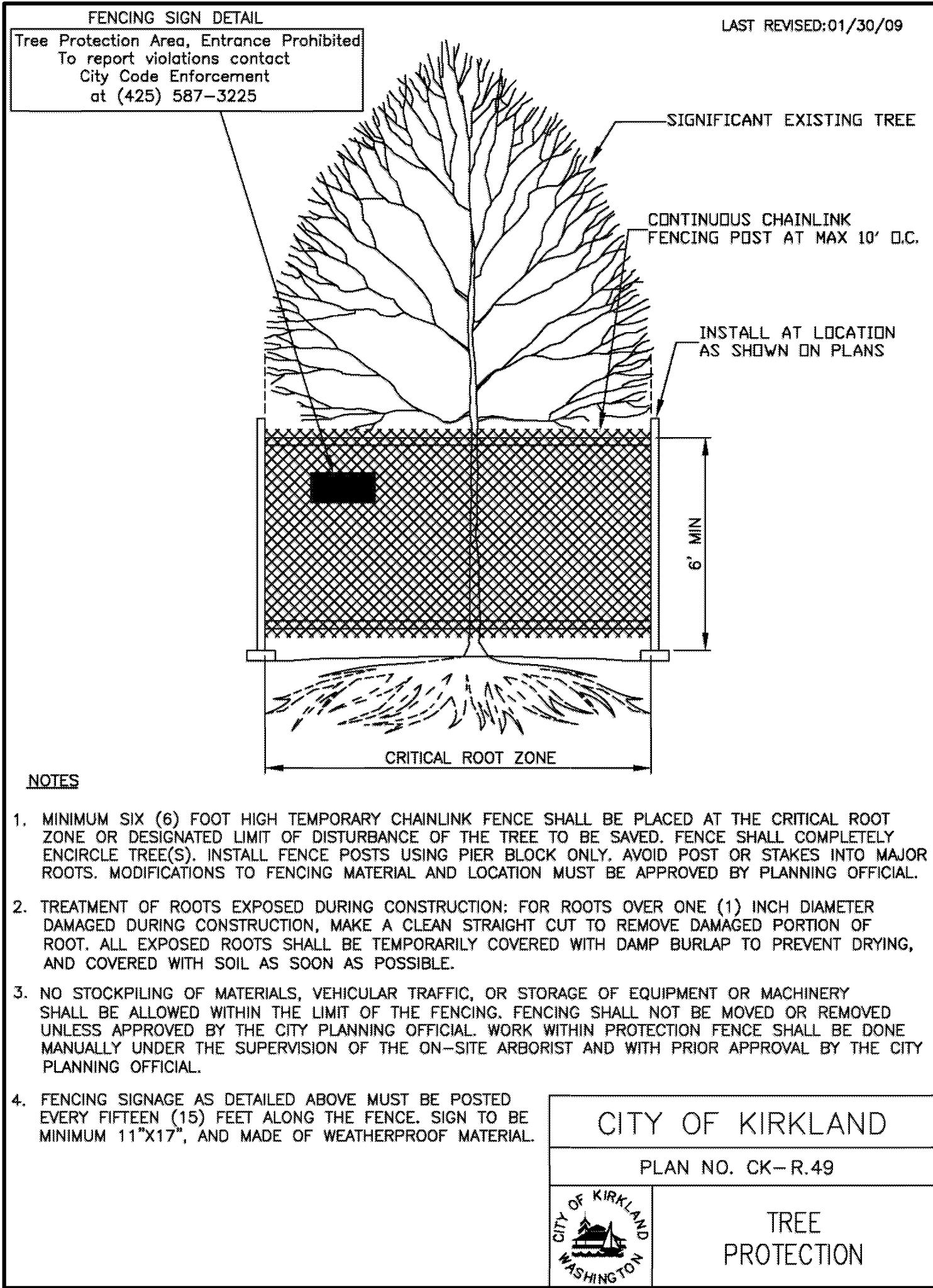
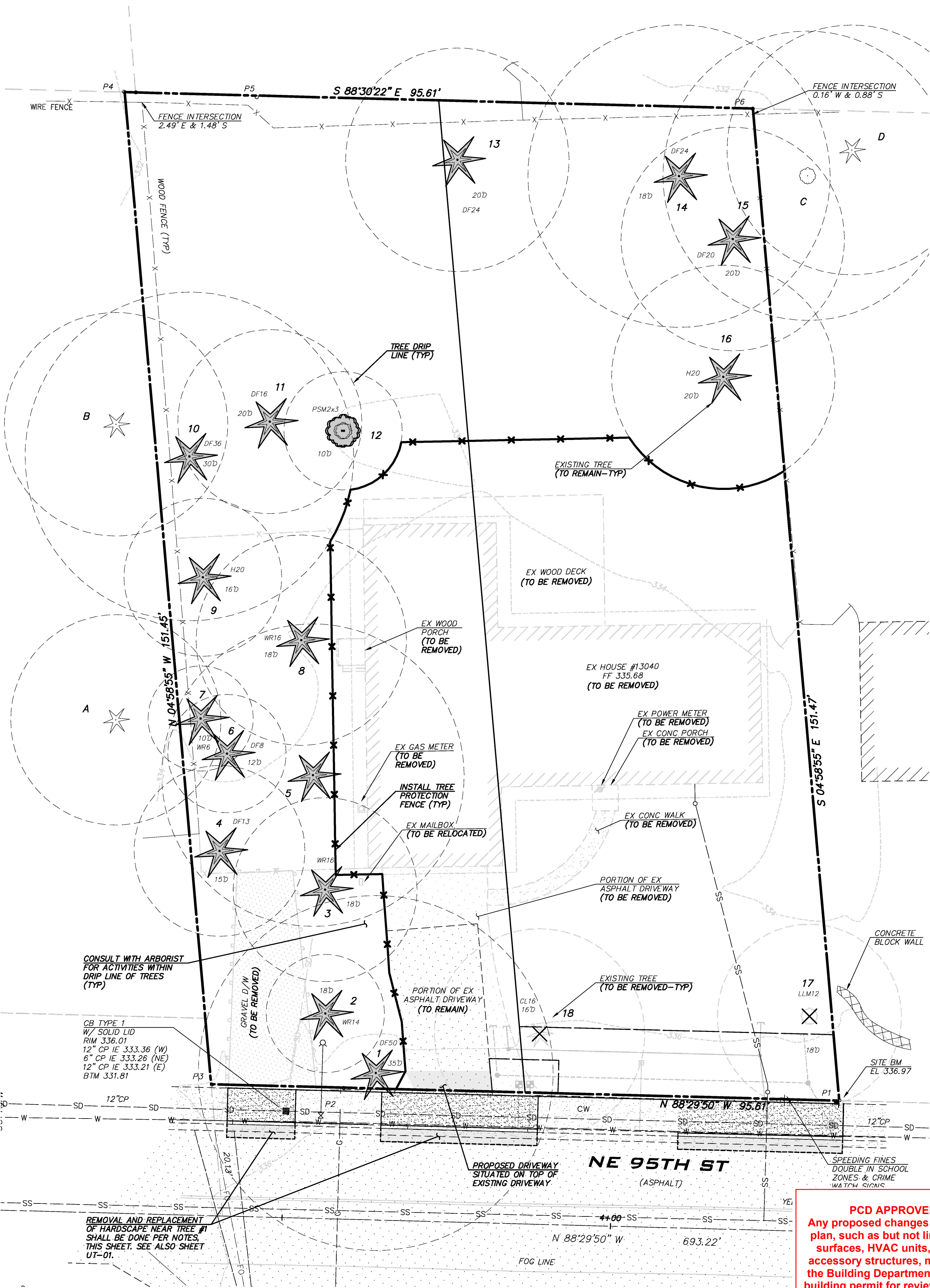
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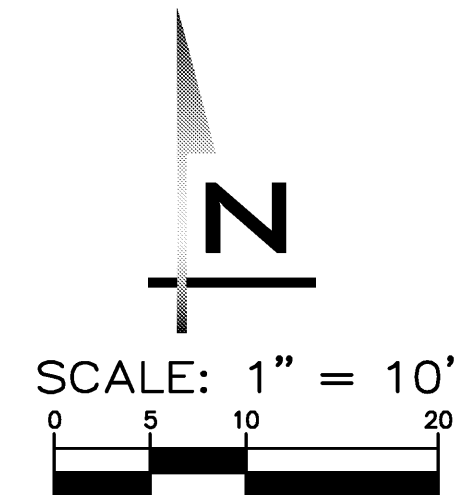
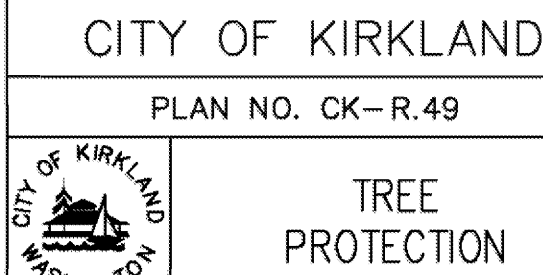
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- NOTES**
1. MINIMUM SIX (6) FOOT HIGH TEMPORARY CHAINLINK FENCE SHALL BE PLACED AT THE CRITICAL ROOT ZONE OR DESIGNATED LIMIT OF DISTURBANCE OF THE TREE TO BE SAVED. FENCE SHALL COMPLETELY ENCIRCLE TREE(S). INSTALL FENCE POSTS USING PIER BLOCK ONLY. AVOID POST OR STAKES INTO MAJOR ROOTS. MODIFICATIONS TO FENCING MATERIAL AND LOCATION MUST BE APPROVED BY PLANNING OFFICIAL.
  2. TREATMENT OF ROOTS EXPOSED DURING CONSTRUCTION: FOR ROOTS OVER ONE (1) INCH DIAMETER DAMAGED DURING CONSTRUCTION, MAKE A CLEAN STRAIGHT CUT TO REMOVE DAMAGED PORTION OF ROOT. ALL EXPOSED ROOTS SHALL BE TEMPORARILY COVERED WITH DAMP BURLAP TO PREVENT DRYING, AND COVERED WITH SOIL AS SOON AS POSSIBLE.
  3. NO STOCKPILING OF MATERIALS, VEHICULAR TRAFFIC, OR STORAGE OF EQUIPMENT OR MACHINERY SHALL BE ALLOWED WITHIN THE LIMIT OF THE FENCING. FENCING SHALL NOT BE MOVED OR REMOVED UNLESS APPROVED BY THE CITY PLANNING OFFICIAL. WORK WITHIN PROTECTION FENCE SHALL BE DONE MANUALLY UNDER THE SUPERVISION OF THE ON-SITE ARBORIST AND WITH PRIOR APPROVAL BY THE CITY PLANNING OFFICIAL.
  4. FENCING SIGNAGE AS DETAILED ABOVE MUST BE POSTED EVERY FIFTEEN (15) FEET ALONG THE FENCE. SIGN TO BE MINIMUM 11"x17", AND MADE OF WEATHERPROOF MATERIAL.



**CITY OF KIRKLAND**  
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**TREE LEGEND**

- EXISTING CONIFEROUS TREE TO REMAIN
- EXISTING DECIDUOUS TREE TO REMAIN
- EXISTING CONIFEROUS TREE TO BE REMOVED
- EXISTING DECIDUOUS TREE TO BE REMOVED
- EXISTING CONIFEROUS TREE OFF-SITE
- EXISTING DECIDUOUS TREE OFF-SITE

**DEMO NOTE**

UNLESS OTHERWISE NOTED, EXISTING ONSITE BUILDINGS AND HARDSCAPE TO BE REMOVED.

**CLEARING LIMITS**

ONSITE AREAS OUTSIDE OF TREE PROTECTION FENCE ARE SUBJECT TO CLEARING UNLESS OTHERWISE NOTED.

**TREE NOTES**

- INSTALL TREE PROTECTION FENCE AND SIGNAGE AS SHOWN PER CITY STD PLAN CK-R.49 ON SHEET TR-01.
- WORK TO BE PERFORMED WITHIN THE DRIPLINE OF SAVED TREES SHALL REQUIRE ONSITE CONSULTATION WITH THE ARBORIST PRIOR TO CONSTRUCTION.
- REFER TO ARBORIST REPORT FOR ADDITIONAL DETAILS RELATED TO TREE PROTECTION MEASURES FOR ACTIVITIES WITHIN DRIPLINE OF TREES.
- LOCATION AND SPECIES OF REPLACEMENT TREES, IF REQUIRED, TO BE DETERMINED AT BUILDING PERMIT.

**Subject Property Significant Trees**

Tree #	Species	Latin Name	DBH (in.)	Appr Ht. (ft.)	Condition	Drip line Radius (ft.)	Tree Cred.	Retain Yes/ No
1	Douglas Fir	<i>Pseudotsuga menziesii</i>	45.5	100	Good/Fair	27	18	Yes
2	Western Red Cedar	<i>Thuja plicata</i>	11.4	40	Fair	9	1	Yes
3	Western Red Cedar	<i>Thuja plicata</i>	14.8	50	Good	14	3	Yes
4	Douglas Fir	<i>Pseudotsuga menziesii</i>	11.0	50	Good	13	1	Yes
5	Douglas Fir	<i>Pseudotsuga menziesii</i>	32.9	100	Good/Fair	23	12	Yes
6	Douglas Fir	<i>Pseudotsuga menziesii</i>	7.4	40	Good/Fair	9	1	Yes
7	Western Red Cedar	<i>Thuja plicata</i>	6.0	30	Good	8	1	Yes
8	Western Red Cedar	<i>Thuja plicata</i>	17.1	50	Good/Fair	16	4	Yes
9	Western Hemlock	<i>Tsuga heterophylla</i>	10.0	50	Good/Fair	12	1	Yes
10	Douglas Fir	<i>Pseudotsuga menziesii</i>	29.5	90	Good	25	10	Yes
11	Douglas Fir	<i>Pseudotsuga menziesii</i>	16.2	70	Good	14	4	Yes
12	Japanese Maple	<i>Acer palmatum</i>	6.6	15	Good/Fair	9	1	Yes
13	Grand Fir	<i>Abies grandis</i>	23.1	70	Good	17	7	Yes
14	Douglas Fir	<i>Pseudotsuga menziesii</i>	22.6	80	Good	23	7	Yes
15	Douglas Fir	<i>Pseudotsuga menziesii</i>	18.0	70	Good	17	5	Yes
16	Western Red Cedar	<i>Thuja plicata</i>	13.1	60	Good/Fair	17	2	Yes
17	Japanese Maple	<i>Acer palmatum</i>	11	20	Good	14	1	No
18	Deadora Cedar	<i>Cedrus deadora</i>	15.9	60	Good	16	3	No

**Adjacent Property Encroaching Significant Trees**

Tree #	Species	Latin Name	DBH (in.)	Appr Ht. (ft.)	Condition	Drip line Radius (ft.)	Tree Cred.	Retain Yes/ No
A	Douglas Fir	<i>Pseudotsuga menziesii</i>	13	50	Good	16	N/A	Yes
B	Oriental Spruce	<i>Picea orientalis</i>	18	60	Fair	17	N/A	Yes
C	Western Red Cedar	<i>Thuja plicata</i>	27	80	Good	22	N/A	Yes
D	Douglas Fir	<i>Pseudotsuga menziesii</i>	25	90	Good	19	N/A	Yes

**PCD APPROVED SITE PLAN**

ANY PROPOSED CHANGES TO THE APPROVED SITE PLAN, SUCH AS BUT NOT LIMITED TO, ADDED HARD SURFACES, HVAC UNITS, TREE REMOVALS AND ACCESSORY STRUCTURES, MUST BE SUBMITTED TO THE BUILDING DEPARTMENT AS A REVISION TO THE BUILDING PERMIT FOR REVIEW AND APPROVAL BY ALL DEPARTMENTS PRIOR TO IMPLEMENTATION.

**HARDSCAPE NEAR TREE #1**

1. CONTRACTOR TO COORDINATE WITH ARBORIST ONSITE WHILE REMOVING/INSTALLING HARDSCAPE NEAR TREE #1.
2. SAWCUT EXISTING HARDSCAPE IN SECTIONS AND REMOVE BY HAND BEING CAREFUL NOT TO DISTURB ROOTS.
3. INSTALLATION OF NEW HARDSCAPE MAY REQUIRE PLACEMENT OF SAND OR OTHER PROTECTIVE LAYER ON ROOTS THAT MAY BE EXPOSED AS DIRECTED BY THE ARBORIST.

**TREE RETENTION CALCULATIONS**

LOT #	LOT SIZE	*REQUIRED TREE CREDITS	EXISTING TREE CREDITS	**REPLACEMENT TREES
1	7,194 SF (0.165 AC)	5.0	57	0
2	7,195 SF (0.165 AC)	5.0	21	0

\*30 CREDITS PER ACRE  
\*\*1 CREDIT = 6" TALL CONIFER OR 2" CALIPER DECIDUOUS OR BROADLEAF EVERGREEN. REPLACEMENT TREES TO BE LOCATED DURING BUILDING PERMIT PROCESS.

**UNDERGROUND UTILITY NOTE**

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**TREE RETENTION PLAN**  
**13040 NE 95TH ST**  
**LSM PERMIT PLANS**  
**PARCEL #3888100177**  
**CITY OF KIRKLAND WASHINGTON**



6/9/16  
JOB NUMBER:  
**15-262**  
SHEET NAME:  
**TR-01**  
BHT **6** OF **9**



## ROADWAY - PLAN NOTES

1. A PRE-CONSTRUCTION CONFERENCE SHALL BE HELD PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION.
2. ALL EXISTING ROADWAYS SHALL BE MAINTAINED IN ACCORDANCE WITH THE CURRENT APWA AND CITY OF KIRKLAND STANDARDS AND SPECIFICATIONS.
3. ALL PUBLIC ROADWAYS SHALL BE CONSTRUCTED OF 2" CLASS "B" AC PAVING ON 4" ASPHALT-TREATED BASE (ATB), UNLESS OTHERWISE APPROVED BY THE PUBLIC WORKS DEPARTMENT.
4. ALL IMPROVED ROADWAY PLANS MUST BE ON THE JOB SITE WHENEVER CONSTRUCTION IS IN PROGRESS.
5. DENSITY TEST REPORTS WILL BE REQUIRED FOR ALL PUBLIC ROADWAYS AND ALL PRIVATE ROADWAYS WITHIN PLATS. ALL TRENCH BACKFILL SHALL BE COMPACTED TO 95 PERCENT DENSITY IN ROADWAYS, ROADWAY SHOULDERS, ROADWAY PRISM AND DRIVEWAYS AND TO 90 PERCENT DENSITY IN UNPAVED AREAS. ALL PIPE ZONE DENSITY SHALL BE 95 PERCENT.
6. ALL COMMERCIAL AND RESIDENTIAL DRIVEWAYS MUST CONFORM TO THE CITY OF KIRKLAND DEPARTMENT OF PUBLIC WORKS DRIVEWAY POLICY.
7. ALL CURB, SIDEWALKS AND CURB AND GUTTER MUST BE 4,000 PSI MINIMUM. (5-3/4" SACK MIX).
8. IN THE CASE OF NEW ROAD CONSTRUCTION OR RECONSTRUCTION REQUIRING MAILBOXES TO BE MOVED OR REARRANGED, THE DEVELOPER/CONTRACTOR SHALL COORDINATE WITH THE U.S. POSTAL SERVICE FOR THE NEW LOCATION OF THE BOX.
9. ANY ROADWAY SIGNAGE OR STRIPING REMOVED OR TEMPORARILY MOVED BY THE CONTRACTOR SHALL BE RESTORED SO AS TO MEET THE CURRENT CITY OF KIRKLAND STANDARDS.
10. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ADEQUATE TEMPORARY TRAFFIC CONTROL TO ENSURE TRAFFIC SAFETY DURING CONSTRUCTION ACTIVITIES. THEREFORE, THE CONTRACTOR SHALL SUBMIT A TRAFFIC CONTROL PLAN TO THE PUBLIC WORKS DEPARTMENT AT LEAST 48 HOURS PRIOR TO STARTING ANY WORK IN THE RIGHT-OF-WAY. ALL TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE CITY OF KIRKLAND STANDARD TRAFFIC CONTROL DEVICES\* (MUTCD) OR AS MODIFIED BY THE TRAFFIC ENGINEER.
11. WHERE A SIDEWALK IS TO BE CONSTRUCTED ABOVE A SLOPE OR ADJACENT TO A ROCKERY OR RETAINING WALL WHERE THE LOWEST FINISHED ELEVATION OF THE SLOPE, ROCKERY, OR RETAINING WALL IS TO BE THIRTY INCHES (30") OR MORE BELOW THE FINISHED ELEVATION OF THE SIDEWALK, SAFETY STRIPING SHALL BE REQUIRED WHEN: (A) THE PLANE OF THE WALL FACE IS LESS THAN 1" IN HORIZONTAL DISTANCE FROM THE OUTSIDE EDGE OF THE SIDEWALK; (B) THE SLOPES ADJACENT TO THE SIDEWALK AVERAGE GREATER THAN TWO TO ONE.
12. THE MAXIMUM GRADE FOR PRIVATE ROADWAYS SHALL BE TWENTY PERCENT (20%), OR LESS, UNLESS OTHERWISE SPECIFIED BY THE PUBLIC WORKS DEPARTMENT. THE MAXIMUM GRADE SHALL BE FIFTEEN PERCENT (15%).
13. DEAD-END STREETS SHALL BE APPROPRIATELY SIGNED AND BARRICADED. SEE MOST CURRENT EDITION OF THE MUTCD.
14. SIDEWALK AND CURB AND GUTTER CANNOT BE POURED MONOLITHICALLY. THERE MUST BE A JOINT OR FULL DEPTH EXPANSION JOINT BETWEEN THEM.
15. MEASURES SHALL BE TAKEN BY THE DEVELOPER TO PROVIDE GROUND COVER IN AREAS WITHIN THE RIGHT-OF-WAY WHICH HAVE BEEN STRIPPED OF NATURAL VEGETATION OR HAVE A POTENTIAL FOR EROSION.
16. THE DEVELOPER SHALL COORDINATE WITH PUEY-COOPER FOR THE DESIGN AND INSTALLATION OF STREET LIGHTS ON ALL NEWLY-CREATED PUBLIC ROADWAYS AND EXISTING ROADWAYS.
17. WHEN AN EXISTING ROADWAY IS TO RECEIVE HALF-STREET OVERLAY, THE EXISTING ROADWAY MUST BE COLD PLANED AT THE EDGE OF THE GUTTER AND CENTERLINE. WHEN AN EXISTING ROADWAY IS TO RECEIVE FULL STREET OVERLAY, IT MUST BE COLD PLANED AT THE EDGE OF BOTH GUTTERS. SEE CITY OF KIRKLAND STANDARD DETAIL NO. R.13.
18. ALL NEW SIGNS REQUIRED IN THE PUBLIC RIGHT-OF-WAY MUST BE PURCHASED FROM THE CITY OF KIRKLAND OR THE PUBLIC WORKS DEPARTMENT.
19. WHEN INSTALLING NEW SIDEWALK, THE AREA BEHIND THE SIDEWALK MUST BE GRADED SO THAT THE YARD DRAINAGE DOES NOT DRAIN OVER THE SIDEWALK.
20. ANY EXISTING PUBLIC IMPROVEMENTS DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED PRIOR TO FINAL INSPECTION.
21. THE CONTRACTOR SHALL KEEPING ALL PUBLIC STREETS FREE FROM MUD AND DEBRIS AT ALL TIMES. THE CONTRACTOR SHALL BE PREPARED TO USE POWER SWEEPERS OR OTHER PIECES OF EQUIPMENT NECESSARY TO KEEP THE ROADWAYS CLEAN.
22. BARRICADES AT ALL STREET CUTS ON ARTERIALS WILL BE CONTROL DENSITY FLIP (CDF). CONTRACTOR MUST PROVIDE STEEL PLATING NECESSARY TO ALLOW THE CDF TO BE OPEN.
23. WHEN CONSTRUCTING NEW CURB AND GUTTER WHICH DOES NOT ALIGN WITH THE EXISTING EDGE OF PAVEMENT, THE ROADWAY MUST BE TAPERED FROM THE ENDS OF THE C&G TO THE FIRST ONE FOOT FROM THE C&G TO PROVIDE A PROPER TRANSITION INTO THE NEW IMPROVEMENTS SHALL BE 5:1, AND LEAVING THE NEW IMPROVEMENTS SHALL BE 10:1.
24. WHEN AN EXISTING ROADWAY IS TO BE WIDENED, THE EXISTING PAVEMENT MUST BE REMOVED TO THE EXISTING RIGHT-OF-WAY LINE TO PROVIDE A PROPER TRANSITION BETWEEN NEW AND EXISTING ASPHALT. HOWEVER, WHEN THE EXISTING PAVEMENT CONTAINS ALLIGATORATED AREAS, THOSE AREAS MUST BE REMOVED PRIOR TO WIDENING. ALL SAW CUTS MUST BE PARALLEL OR PERPENDICULAR TO THE RIGHT-OF-WAY CENTERLINE.
25. ALL ROCKERIES MUST BE CONSTRUCTED IN ACCORDANCE WITH THE MOST CURRENT GUIDELINES OF THE ASSOCIATION.

UNDERGROUND UTILITIES ARE SHOWN IN THE APPROXIMATE LOCATION. THERE IS NO GUARANTEE THAT ALL UTILITY LINES ARE SHOWN, OR THAT THE LOCATION, SIZE AND MATERIAL IS ACCURATE. THE CONTRACTOR SHALL UNCOVER ALL INDICATED PIPING WHERE CROSSING, INTERFERENCES, OR CONNECTIONS OCCUR PRIOR TO TRENCHING OR EXCAVATION FOR ANY PIPE, OR STRUCTURES, TO DETERMINE EXACT LOCATION AND DEPTH. THE CONTRACTOR SHALL MEET THE APPROPRIATE PROVISION FOR PROTECTION OF SAID UTILITIES. THE CONTRACTOR SHALL NOTIFY ONE CALL AT 8-1-1 ([WASHINGTON811.COM](http://WASHINGTON811.COM)) AND ARRANGE FOR FIELD LOCATION OF EXISTING FACILITIES BEFORE CONSTRUCTION.









